



# City of Carmel

## MINUTES

### Carmel Board of Zoning Appeals

#### Hearing Officer

Monday, August 23, 2010

5:30 pm

Caucus Rooms

**Present:** Kent Broach, Hearing Officer  
Connie Tingley, Recording Secretary

**Staff members in attendance:** Christine Barton-Holmes, Planning Administrator  
Rachel Boone, Planning Administrator

**Legal Counsel:** John Molitor

#### Public Hearing:

##### 1d. Oberer's Flowers - Signage

The applicant seeks the following development standards variance approval:

**Docket No. 10070013V Ch. 25.07.02-14 c) 2. Number of signs**

The site is located at 12761 Old Meridian St. It is zoned OM/MU (Old Meridian Mixed Use).  
Filed by Robert Spikoc of Oberer's Flowers.

#### Present for Petitioner:

**Robert Spikoc, Oberer's Flowers**

- 32 square feet divided between 2 store fronts
- Column of bricks between; difficult for one sign to be placed in the center

#### Public Hearing closed

#### Department Report:

**Rachel Boone**

- Two tenant spaces for one business
- Architectural detail between two spaces preventing one sign going over both
- Not exceeding allowable 32 square feet
- Best option

#### Department recommended positive consideration

**Action: Mr. Broach APPROVED Docket No. 10070013V, Oberer's Flowers – Signage for number of signs.**

**2d. Shaw Garage**

The applicant seeks the following development standards variance approval:

**Docket No. 10070008 V**

**Section 5.04.03.C.1**

**Encroachment into side yard setback**

The site is located at 13749 Coldwater Drive on .76 acre and is zoned S1/Single-family residential.

Filed by Sam and Mary Shaw, owners.

**Present for Petitioner:**

**Sam Shaw**, owner

- Build two-car garage attached to home
- 30 feet aggregate required: only 26 with proposed garage (16 and 10)

**Public Hearing closed**

**Department Report:**

**Christine Barton-Holmes**

- Minor deviation of only four feet
- Houses in neighborhood have similar setbacks

**Department recommended positive consideration**

**Discussion:**

- HOA gave approval
- Match house materials with stone breezeway/walkway between

**Action: Mr. Broach APPROVED Docket No. 10070008 V, Shaw Garage, for encroachment into side yard setback.**

**3d. Village of Towne Pointe - Signage**

The applicant seeks the following development standards variance approval:

**Docket No. 10080003 V**

**Section 25.07.02-01 e)**

**Sign located in street right-of-way**

The site is located at the intersection of President St. and Towne Rd. and is zoned S1/Single-family residential.

Filed by Chuck Wright, PE and Kayser Swidan on behalf of Village of Towne Pointe Homeowners Association.

**Present for Petitioner:**

**Kayser Swidan**, Managing Partner of Landlink Development

- Make sign as visible as possible
- Best location in center of median

**Public Hearing closed**

**Department Report:**

**Rachel Boone**

- Most of entrance is dedicated right-of-way
- No option for sign on their own property
- Only viable option to be seen
- Set back out of vision clearance
- Will need consent to encroach from BPW through Engineering Dept
- Under allowable size

**Department recommended positive consideration**

**Discussion:**

- Landscaping on either side of sign to blend with entrance landscaping

**Action: Mr. Broach APPROVED Docket No. 10080003, Village of Towne Pointe – Signage, for sign located in street right-of-way with Condition of obtaining Consent to Encroach through the City of Carmel Engineering Department.**

**Adjournment**

The Hearing Officer adjourned the meeting at 5:38 PM.

Approved this 28<sup>th</sup> day of SEPTEMBER 2010.

  
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Hearing Officer - Kent Broach

  
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Secretary – Connie Tingley